

1.0 PREFACE

The *Preface* of the **Sedona Community Plan** provides a review of the Arizona State Statutes mandating preparation of general plans by incorporated communities within the State, and describes the organization of this Community Plan document. The *Preface* is presented in the following sections:

- 1.1 Role and Purpose of the Community Plan**
- 1.2 Organization of the Sedona Community Plan**

The **Sedona Community Plan** was originally prepared by the joint venture planning team of BRW, Inc. and Vernon Swaback Associates, P.C. in association with City staff and the citizens of Sedona over a 26-month planning process. This process included one of the most comprehensive community involvement programs in the history of Arizona community planning at that time, and was the recipient of the Arizona Chapter of the American Planning Association's 1990 Community Participation Award. The Plan was adopted on November 26, 1991. On June 8, 1998, the first comprehensive update/amendment of the Community Plan was adopted. On December 10, 2002 the **Sedona Community Plan** was again updated and adopted by the City Council in compliance with new statutory provisions ("*Growing Smarter*" legislation) subject to voter ratification.

Section 19.2 of the *Appendix* to this document includes the adopted public participation procedures for adopting and amending the Plan.

Chapter 19 of the *Appendix* contains the following sections:

- 19.1 Growth Committee Report (February 1998)**
- 19.2 Public Participation Procedures**
- 19.3 Regional Resolution and Memo of Understanding**
- 19.4 Regional Open Space Issues and Challenges Report and Map**
- 19.5 Resolution of Shuttle Transit**
- 19.6 Sedona Housing Study**

A separate, supplemental document contains:

- \$ July 2001 Existing and Future Conditions
- \$ Previous Implementation Actions/Accomplishments
- \$ Focus Future Report
- \$ Supporting documentation from the original Community Planning process



1.1 **ROLE AND PURPOSE OF THE COMMUNITY PLAN**

The **Sedona Community Plan** is the community's general plan required by state law.

In accordance with ARS 9-461.05, the general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams, and text setting forth objectives, principles, standards and plan proposals. The general plan, for a community with a population between 10,000 and 50,000, shall include the following elements, at a minimum:

1. ***A Land Use Element that:***
 - a. Designates the proposed general distribution and location and extent of public and private uses of land as may be appropriate to the municipality and the standards of population density and building intensity recommended for the various land use categories covered by the plan.
 - b. Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
 - c. Includes consideration of air quality and access to incident solar energy for all general categories of land use.
 - d. Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
2. ***A Circulation Element*** consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the Land Use Element of the Plan.
3. ***An Open Space Element*** that includes:
 - a. A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
 - b. An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
 - c. Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

4. A ***Growth Area Element*** identifying areas, if any, for planned multi-modal transportation, infrastructure expansion and improvements designed to support a variety of uses including tourism. This element shall include policies and implementation strategies to:
 - a. Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
 - b. Conserve significant natural resources and open space in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
 - c. Coordinate development activity with public and private infrastructure construction.
5. An ***Environmental Planning Element*** that contains analysis, policies and strategies to address anticipated effects, if any, of plan elements and new development on air quality, water quality and natural resources. These policies and strategies will have community-wide applicability and will not require environmental impact statements beyond those already required.
6. A ***Cost Of Development Element*** that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development. It must also:
 - a. Identify legal mechanisms to finance necessary public service.
 - b. Identify policies to ensure adopted mechanism result in a beneficial use to the development and bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services.
7. A ***Water Resources Element*** that addresses:
 - a. The currently available surface water, groundwater and effluent supplies.
 - b. An analysis of how the future growth projected in the general plan will be adequately served by the legally and physically available water supply or a plan to obtain additional necessary water supplies.

It is important to note that in accordance with Statutes, a general plan is “general” in nature and provides an overall guide for community growth and development. The Plan should, therefore, include some flexibility in its interpretation and use.

The City of Sedona originally set out to prepare its general plan by establishing a specific Process Design tailored to the needs and desires of its citizens. A detailed description of that Process Design is presented in the Community Plan supplement. The original, adopted **Sedona Community Plan** included not only *Land Use* and *Circulation Elements*, but also a number of other elements (e.g., *Environmental Quality*, *Arts and Cultural Resources Element*, *Historic Preservation Element*, *Parks*, *Pedestrian Trails*, and *Non-Motorized Bikeways*, *Regional Coordination Element*) that were felt to be unique to Sedona and should be recognized in the community's first general plan. In 1998, *Economic Development*, *Tourism* and *Housing* elements were added. In 2002, *Open Space*, *Growth Area*, *Cost of Development*, *Water Resources* elements were added pursuant to the new "Growing Smarter" legislation (ARS 9-461.05).

Section 3.0 of the Plan, *Vision, Goals, Objectives, Policies and Actions*, presents an outline of the key components of the Community Plan. Although more detailed policies and recommendations are found in the Elements of the Plan, this section provides the reader with a comprehensive picture of the key components of the Plan. The Action items in Section 3 are reviewed and prioritized by the City Council on an annual basis through the City's Strategic Planning process.

1.2 ORGANIZATION OF THE COMMUNITY PLAN

The **Sedona Community Plan** is organized in the remaining chapters of this document, which include:

Chapter 2.0: Introduction - includes a community profile and a summary of existing conditions and projections.

Chapter 3.0: Community Vision, Goals, Objectives, Policies and Actions - provides a community vision statement, goals, objectives, policies and future actions.

Chapters 4.0 through 17.0 include the elements of the Plan:

- 4.0 Growth Area
- 5.0 Land Use
- 6.0 Housing
- 7.0 Circulation
- 8.0 Regional Coordination
- 9.0 Open Space
- 10.0 Environmental Planning
- 11.0 Water Resources
- 12.0 Community Facilities, Services and Recreation
- 13.0 Cost of Development
- 14.0 Economic Development
- 15.0 Tourism
- 16.0 Historic Preservation
- 17.0 Arts and Culture

Chapter 18.0 Plan Update and Amendments – includes amending the Community Plan, specific plans, the 1998 update, and 2001-2002 update.

Chapter 19.0: Appendix - includes supplemental information to the Sedona Community Plan including the Growth Advisory Committee, the public participation procedures and other supplemental information.